

**DEPARTMENT OF COMMUNITY HEALTH  
WALTER P. REUTHER PSYCHIATRIC HOSPITAL  
FY2015 FIVE-YEAR CAPITAL OUTLAY PLAN**

**I. MISSION STATEMENT**

The mission of Walter P. Reuther Psychiatric Hospital is to provide an appropriate range of active inpatient psychiatric treatment services to best meet the needs of adults with severe mental illness in collaboration with community mental health agencies and authorities.

**II. PROGRAMMING CHANGES**

In fiscal year 2003, the Walter P. Reuther Psychiatric Hospital changed the admission age for all patients from 43 and above to age 18 and older. This change in age admission requirements has resulted in more active patients and increased safety and space concerns.

The current top Capital Outlay priority is to continue construction on a new patient activity building, which was approved as part of the fiscal year 2013 Capital Outlay process. Additionally, the facility is currently in the process of replacing four elevators, with two being newly installed and two scheduled to be completed in November 2013. Key priorities in fiscal year 2015 are to enhance the facility's fire protection system, replace heating coils and control valves, and improve patient accommodations in living areas and the cafeteria.

**III. FACILITY ASSESSMENT**

Wayne County constructed the main hospital building in 1970 as a long-term care facility. The State of Michigan purchased the facility in 1979 and added an administrative wing in 1984. In general, the physical plant is in fair condition.

Several sections of the facility's roof are, however, in need of repair or replacement. Specifically, the roof on the main building and the lower main building has water leak issues and needs to be replaced. Additionally, the roof on the Annex needs to be recoated. There are also other sections of the facility's roof where rainwater collects and causes leaks.

**A. Building Utilization Rates Compared to Industry Standards**

Walter P. Reuther Psychiatric Hospital is one of five public hospitals that provide inpatient psychiatric services to residents of the state. For fiscal year 2013, the daily census averaged 190 patients.

**B. Mandated Facility Standards for Program Implementation**

The hospital maintains its accreditation with the Joint Commission for Accreditation of Healthcare Organizations and its certification by the Centers for Medicare and Medicaid.

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**C.     Functionality of Existing Structures and Space Allocation to Program Areas Served.**

Under its current patient census trends, Walter P. Reuther Psychiatric Hospital is able to provide adequate space for treatment, staff and patient activities. As previously mentioned, the hospital has been approved to build an 18,000 square foot activity building which will connect to the east side of the facility. The activity center is designed to address space needs for physical activities for patients. With both the main hospital building and the activity center, patients will have easy access to a full-spectrum of mental health services.

There are also other ongoing upgrades to patient facilities, including upgrading of bathrooms, replacement of floor tile, and improved exterior lighting.

**D.     Utility System Condition**

The existing generator does not provide full power to the hospital. The hospital plans to install a full power generator. This generator will provide the hospital with the capacity to power the hospital at 100 percent capacity during power outages.

The hospital also plans to upgrade the existing heating, ventilation, and cooling (HVAC) chilling and cooling tower. Upgrading this system will increase the hospital's cooling capacity and greatly reduce energy consumption and help mitigate potential failures from the existing system.

**E.     Facility Infrastructure Condition**

All four of the hospital's original elevators are being replaced due to frequent breakdowns and the unavailability of replacement parts. Installation of two elevators was completed in September 2013. Installation of the remaining two elevators is expected to be completed in November 2013. The new elevators will provide the patients, staff, and visitors a safe movement between floors and decrease the impact on hospital emergency services.

The east and north parking lots are in poor condition. The hospital plans to commence a re-pavement project in spring 2014.

**F.     Adequacy of Existing Utilities and Infrastructure Systems to Current and Five-Year Projected programmatic needs.**

Apart from the conditions mentioned above, the infrastructure systems are adequate for the current and five-year projected programmatic needs. In the near term, the hospital

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plans to receive an evaluation from a professional engineer for further assessment of the hospital's existing building and utilities infrastructure.

**G. Land Capacity**

The facility is currently housed on 15 acres of land.

**IV. IMPLEMENTATION PLAN**

Walter P. Reuther Psychiatric Hospital maintains as a top priority the completion of the existing activity center and generator projects. These projects are expected to be completed by the spring of 2015. Continual maintenance projects will also be necessary to maintain compliance with Joint Commission and Centers for Medicare and Medicaid standards and requirements.